

**Pools, Hot Tubs:**

Permit(s) are required: plumbing permit for the pool or tub is standard. May also require electrical permit for wiring the pump and a mechanical permit may be required if a gas heater is used.

NOTE: All swimming pools and hot tubs shall be enclosed as required by City of Tigard Building Code. Contact the Building Division at 503-718-2439.

**Porches and Decks (wood framed):**

No building permit required where the floor or deck is not more than 30 inches above grade and where the edge of the porch, deck or floor does not come closer than 3 feet from the property line(s). An encroachment permit is required if structure is to be placed in the right-of-way or an easement. Contact the Right-of-Way Administrator at 503-718-2468.

Open porches, decks, or balconies not more than 36 inches in height and not covered by a roof or canopy, may extend into the rear or side yard setback, provided the setback is not reduced to less than three feet and the deck is screened from abutting properties. Porches may extend into a front yard setback not more than 36 inches.

**Patio and Porch Covers:**

No building permit required if 200 square feet or less in covered area.

Eaves, canopies or similar architectural features may extend into a required yard not more than 36 inches provided the width of such yard is not reduced to less than three feet.

**Re-Roofing:**

No building permit is required for 1 & 2-Family Dwelling re-roof if (1) not more than two layers of roofing will exist upon completion of the re-roofing, or (2) sheathing is being applied over spaced sheathing (spaced sheathing usually exists when wood shingles were initially applied).

**Retaining Walls:**

No building permit required if 4 feet or less in height from the bottom of the footing to the top of the wall and not supporting an extra load such as a fence or soil sloping down to the top of the wall. An encroachment permit is required if wall is to be placed in the right-of-way or an easement. Contact the Right-of-Way Administrator at 503-718-2468.

**Shelving and Cabinets:**

No building permit required.

**Siding Replacement:**

No building permit required if like kind and not required to be fire resistive. For all other types, contact the Building Division at 503-718-2439 regarding lateral bracing requirements, etc.

**Tree Removal:**

The City of Tigard's primary tree policy is to promote the preservation and maintenance of existing trees wherever possible. However, the city understands that it may be necessary to remove trees in certain situations. For more information, please visit our web site at: [www.tigard-or.gov/trees](http://www.tigard-or.gov/trees) or contact the Community Development Department at 503-718-2421.

**Water Heaters:**

A plumbing permit is required for replacement of a water heater. A new installation will also require a mechanical permit if gas heated. An electrical permit may be required for reconnection.

**Helpful Websites:**

- City of Tigard: [www.tigard-or.gov](http://www.tigard-or.gov) (see Tigard Municipal Code: Title 18)
- Oregon Construction Contractors Board: [www.oregon.gov/CCB](http://www.oregon.gov/CCB)
- Oregon Department of Consumer and Business Services - Building Codes Division [www.cbs.state.or.us/bcd](http://www.cbs.state.or.us/bcd)
- Permits Protect: [www.permitsprotect.info](http://www.permitsprotect.info)

# Homeowners

## Do You Need A Building Permit?

July 1, 2013



City of Tigard

BUILDING DIVISION

13125 SW Hall Blvd. | Tigard, OR 97223  
503-718-2439 | [www.tigard-or.gov](http://www.tigard-or.gov)

**When is a permit required?**

This guide is intended to answer most basic questions about 1 & 2-Family Dwelling building and planning requirements in the City of Tigard. If you have more questions relating to your particular project, please contact the Building Division at 503-718-2439 or the Planning Division at 503-718-2421.

The City of Tigard does not enforce codes, covenants and restrictions of neighborhood homeowners associations. If you belong to a homeowners association check with them to be sure your project does not violate their rules.

**Accessory structures (tensioned membrane construction):**

No building permit required if 500 square feet or less and one-story (these are detached structures, consisting of rigid framework supporting a tensioned membrane that provides a weather barrier).

Per planning requirements, on less than 2.5 acres, accessory structures may not exceed 528 square feet. Accessory structures cannot be placed in the front yard and must maintain 5 foot setbacks from side and rear lot lines.

**Accessory structures, e.g., garden sheds, etc. (standard construction):**

No building permit required if the structure is nonhabitable one-story detached, does not exceed 200 square feet or a height of 10 feet measured from the finished floor level, to the average height of the roof surface.

Per planning requirements, on less than 2.5 acres, accessory structures may not exceed 528 square feet or a height of 15 feet measured from the finished floor level to the average height of the roof surface. Accessory structures cannot be placed in the front yard and must maintain 5 foot setbacks from side and rear lot lines.

**Air conditioner/heat pump:**

Mechanical and electrical permits are required and the unit must comply with the manufacturer's clearance requirements.

**Basketball hoops:**

No building permit required if portable. No basketball hoop supporting pole may be permanently installed in the city sidewalk or other public right-of-way.

**Carport:**

A building permit is required unless the structure is classified as an accessory structure with rigid framework and tensioned membrane (see accessory structures).

Accessory structures may not exceed 528 square feet on lots less than 2.5 acres in size. Accessory structures cannot be placed in the front yard and must maintain 5 foot setbacks from side and rear lot lines.

**Concrete slabs, walks, driveways, patios:**

No building permit required. An engineering permit is required if working in the public right-of-way. An encroachment permit is required if structure is to be placed in the right-of-way or an easement. Contact the Right-of-Way Administrator at 503-718-2468.

**Dog kennels, tree houses, covered play structures:**

No building permit is required.

Per planning requirements, on less than 2.5 acres, accessory structures may not exceed 528 square feet. Accessory structures cannot be located in the front yard. If located in a side or rear yard, they must maintain 5 foot setbacks from the side and rear lot lines.

**Door and window replacement:**

No building permit required where no structural member is changed.

**Fences:**

No building permit required if 6 feet in height or less and NOT used as a barrier around a swimming pool. An encroachment permit is required if fence is to be placed in the right-of-way or an easement. Contact the Right-of-Way Administrator at 503-718-2468.

Fences may not exceed 8 feet in a rear or side yard and may not exceed 3 feet in a front yard. Fences up to 6 feet in height are permitted in front yards adjacent to arterial, major and minor collector streets with approval from the Planning Division. Fences greater than 6 feet must have building permit approval. All fences or walls shall meet vision clearance area requirements. Contact the Planning Division at 503-718-2421.

**Fixture replacement (plumbing):**

No permit is required for repair, replacement, or maintenance of existing and accessible fixtures and drains, or emergency repair or replacement of freeze damaged or leaking concealed piping not exceeding three feet of new piping.

**Furnace, gas insert, gas log, woodstoves:**

Mechanical permits are required for all these appliances and may also require electrical permits if wiring work is needed.

**Gutters and downspouts:**

No building permit required.

**Landscape irrigation:**

A plumbing permit is required for backflow protection. If a controller is used, and it is a plug in power type, no electrical permit is required. If permanently wired, a permit is required. An encroachment permit is required if system is to be placed in the right-of-way or an easement. Contact the Right-of-Way Administrator at 503-718-2468